

**WILTSHIRE  
DANIELS**

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PROPERTY SINCE 1985



**86-87 WIMPOLE STREET, LONDON W1**

**Fabulous, fitted second floor office suite**

**Ground floor retail/office with own entrance if required**



**Ground floor 430 sq ft**

**Lower ground floor 355 sq ft**

**Second floor offices 1,060 sq ft - fitted and furnished**

SUITABLE FOR RETAIL/OFFICE/SHOWROOM/GALLERY USE

AVAILABLE SEPARATELY OR TOGETHER

## LOCATION

The property is prominently located on the corner of Wigmore Street and Wimpole Street in the heart of Marylebone being a short walk from both Bond Street and Oxford Circus underground stations. There are a wide variety of shops and restaurants in the immediate vicinity, in Marylebone High Street and Oxford Street.

## ACCOMMODATION

The ground floor accommodation comprises contemporary styled offices with window frontage approached via an attractive entrance lobby or via its own street door on Wimpole Street.

There are also additional lower ground offices which can be taken with or without the ground floor, which could have its own internal staircase thus creating a self-contained ground & lower ground floor with its own entrance.

The second-floor accommodation comprises contemporary styled offices with wood floors and plaster ceilings, uniquely all front facing overlooking Wigmore Street and Wimpole Street, being fully fitted and furnished to a high standard.

Ground floor	430 sq ft	40 sq m
Lower Ground floor	355 sq ft	33 sq m
Second floor	1,060 sq ft	98 sq m

## AMENITIES

- \* Attractive prominent period corner building
- \* Exquisite offices – all front facing
- \* Contemporary finishes with plaster ceilings
- \* High ceilings – 3.13m on ground floor
- \* Recessed lighting
- \* High quality wood laminate floors
- \* Passenger Lift
- \* Comfort Cooling
- \* Original leaded light windows
- \* Underfloor trunking and network cabled
- \* High quality male and female WC facilities
- \* Rent not subject to VAT

Floor	floor area sq ft	Net rent per annum	Rates per sq ft	Service charge* per sq ft
Lower ground	355	£16,000.00	£14.00 est	£9.50 est
Ground	430	£50,000.00	£29.00 est	£9.50 est
Second	1,060	£82,150.00	£29.00 est	£9.50 est

\* Service charge to include electricity, cleaning and building insurance

## LEASE

New lease(s) for a term by arrangement

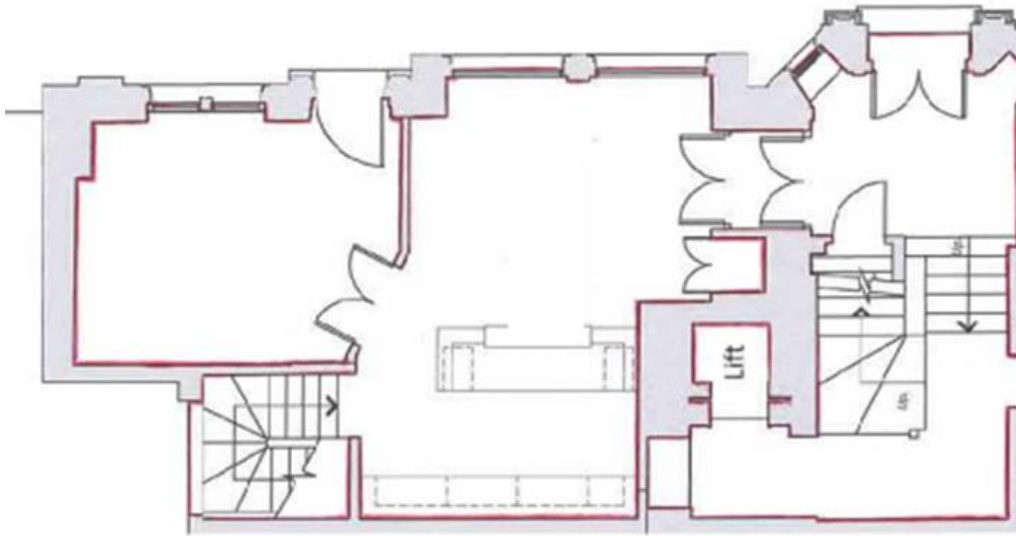
## LEGAL COSTS

Each party to be responsible for their own legal costs.

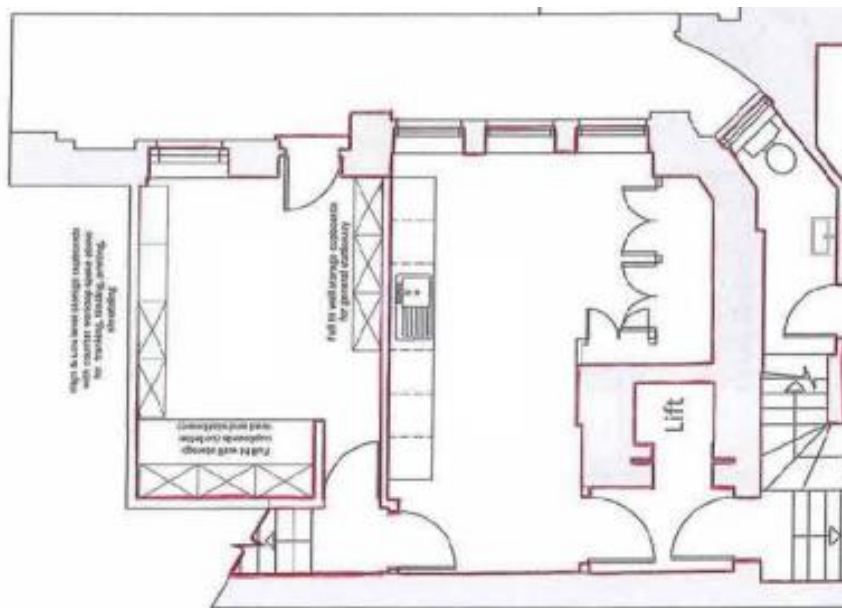
## VIEWING

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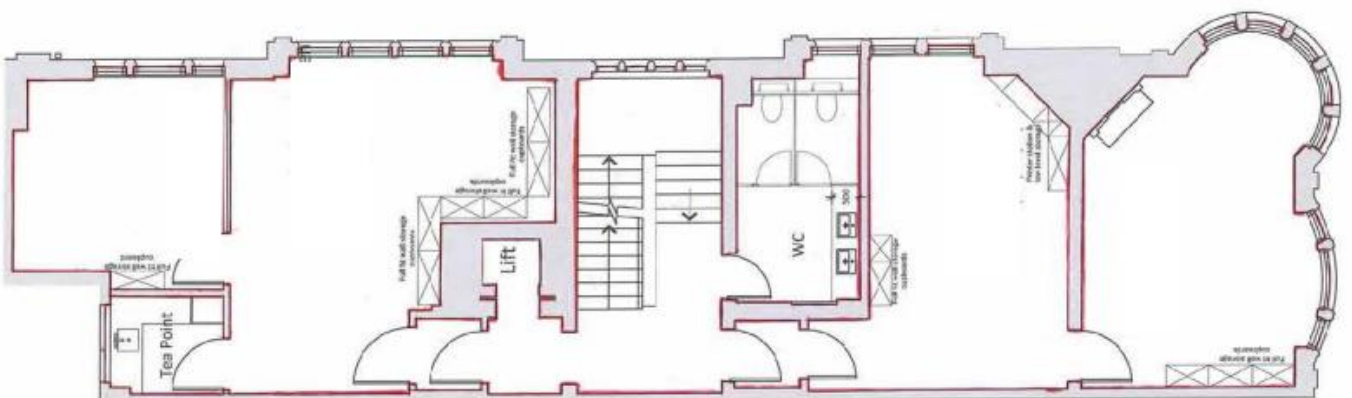
Ground floor plan



Lower Ground floor plan



Second floor plan



Ground floor





Second floor









Lower Ground floor



Entrance foyer





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